



City of San Antonio

Agenda Memorandum

File Number:20-2612

Agenda Item Number: Z-8.

Agenda Date: 4/2/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2019-10700338 CD

SUMMARY:

Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for an Office Warehouse

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 3, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Adnan Ismail

Applicant: Dye Development, Inc.

Representative: Dye Development, Inc.

Location: 7500 Block of Ingram and 7600 Block of Culebra

Legal Description: 2.0 acres out of NCB 18082

Total Acreage: 2.0 acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Pipers Meadow Neighborhood Association

Applicable Agencies: Lackland Air Force Base, Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the city by Ordinance 61624, dated December 30, 1985 and was originally zoned Temporary "R-1" Single Family Residence District. The property was rezoned to "B-2" Business District by Ordinance 90001, dated June 24, 1999. The "B-2" district converted to the current "C-2" Commercial District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2" and "MF-33"

Current Land Uses: Vacant, apartment complex

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Vacant, car lot

Direction: West

Current Base Zoning: "C-3" and "UZROW"

Current Land Uses: CVS Pharmacy and Culebra Road

Overlay and Special District Information:

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. The "MLOD-2" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Culebra Road

Existing Character: Primary Arterial A

Proposed Changes: None

Thoroughfare: Ingram Road

Existing Character: Secondary Arterial A

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes: 610, 618, 620

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The minimum parking requirement for an office warehouse is 1 space per 2,000 square feet of gross floor area.

ISSUE: None.

ALTERNATIVES:

Current: The current “C-2” Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. “C-2” accommodates commercial and retail uses that are more intensive in character than “NC” and “C-1” uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

Proposed: The proposed “C-2” Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. “C-2” accommodates commercial and retail uses that are more intensive in character than “NC” and “C-1” uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

The proposed “CD” would allow consideration of an Office Warehouse, a use normally permitted in the “C-3” General Commercial District.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as “Suburban Tier.” The requested “C-2” is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed rezoning maintains the base of “C-2.” The conditional use allows consideration of office warehouse with any necessary conditions such as fencing, buffering, restricted temporary signage, restricted hours of operation and other similar conditions.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West/Southwest Sector Plan:

Goal ED-1- The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities

Goal ED-1.1- Locate business offices near existing residential areas within the Sector

Goal ED-3- 3 The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods

6. Size of Tract:

The subject property is 2.0 acres, which could reasonably accommodate an office warehouse.

7. Other Factors:

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.